

AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, January 16, 2018
5:00 PM

ROLL CALL

RECOGNITION OF PLANNING COMMISSION EMPLOYEE OF THE YEAR

1. **ELECTION OF THE CHAIRMAN AND VICE CHAIRMAN**
2. **APPROVAL OF 2017 ANNUAL REPORT**
[Report](#)
3. **APPROVAL OF 2018 CALENDAR**
[Other](#)
4. **APPROVAL OF 2018 WORK PROGRAM**
[Report](#)

APPROVAL OF MINUTES

5. **December 11, 2017**
[Minutes](#)
6. **December 18, 2017**
[Minutes](#)

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items other than waivers with no outstanding issues. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

29

CONSENT - ITEMS FOR DEFERRAL

23, 27, 30

CONSENT - ITEMS FOR APPROVAL

14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

7. PA-22-17 Jeffaire Commercial Park (6638 Pecue Lane)

To amend the Comprehensive Land Use Plan from Commercial (C) to Employment Center (EC) on property located on the west of Pecue Lane, south of Jefferson Highway, on Lots 2 and 3 and Tract A-3-B of Jeffaire Commercial Park. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Recommend approval, based on a change in conditions created by changes to the provisions of the UDC governing Rural zoning and compatibility with adjacent land use

This item is related to Case 110-17

[Staff Report](#)

8. Case 110-17 Jeffaire Commercial Park (6638 Pecue Lane)

To rezone from Rural (R) to Light Industrial (M1) on property located on the west of Pecue Lane, south of Jefferson Highway, on Lots 2 and 3 and Tract A-3-B of Jeffaire Commercial Park. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion comprehensive plan amendment is approved, compatible with surrounding uses, and conforming to Unified Development Code requirements

This item is related to PA-22-17

The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council

[Staff Report](#)

9. PA-23-17 3940, 3950 Prescott Road

To amend the Comprehensive Land Use Plan from Institutional (INST) to Neighborhood Center (NC) on property located on the south side of Prescott Road, between Delaware Street and Tunica Street, on Lot 12-A-1 of Plank Road Subdivision. Section 57, T6S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Recommend approval, based on an error in the existing designation of the plan and compatibility with the surrounding area

This item is related to Case 120-17

[Application](#) [Staff Report](#)

10. Case 120-17 3940, 3950 Prescott Road

To rezone from Single Family Residential (A2) to General Office Low Rise (GOL) on property located on the south side of Prescott Road, east of Plank Road, on Lot 12-A-1 of Plank Road Subdivision. Section 57, T6S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements

This item is related to PA-23-17

[Application](#) [Staff Report](#)

11. PA-24-17 9163, 8900-10600 UND South Tiger Bend Road

To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/R) to Industrial (I) on property located on the east side of South Tiger Bend Road, south of Womack Road, on Tract P and Q of the Alpha Land Company, Inc. Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Recommend denial, based upon the land use designation of Agricultural/Rural appearing appropriate

This item is related to Case 123-17

[Application](#) [Staff Report](#)

12. **Case 123-17 9163, 8900-10600 UND South Tiger Bend Road**
 To rezone from Rural (R) to Light Industrial (M1) on property located on the east side of South Tiger Bend Road, south of Womack Road, on Tract P and Q of the Alpha Land Company, Inc. Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff cannot certify the proposed change in zoning, even if the companion Comprehensive Plan amendment is approved. The abutting industrial use is a nonconforming use and all legal conforming uses in the area are low density single family residential, meaning that the request does not conform to ordinance requirements, suggesting spot zoning and the expansion of a nonconforming use, and is not compatible with the surrounding zoning.
This item is related to PA-24-17
[Application](#) [Staff Report](#)
13. **Case 92-17 505, 507, 515, 517 Roselawn Avenue; 504, 506 Live Oak Boulevard**
 To rezone from Light Industrial (M1) to Limited Residential (A3.3) on property located on the west side of Roselawn Avenue, and the east side of Live Oak Boulevard, on Lots 34, 35, 36, 37, 56, and 57, Block 4 of Buffinton Heights Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
14. **CONSENT FOR APPROVAL Case 93-17 1221 Gardere Lane, Suite E**
 To rezone from Heavy Commercial (HC1) to Commercial Alcoholic Beverage (Restaurant) (CAB1) on property located on the east side of Gardere Lane, south of Coy Avenue, on a portion of Lot 27 of Plantation Plaza Subdivision. Section 73, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
15. **CONSENT FOR APPROVAL Case 111-17 Jeffaire Commercial Park (12400 Jefferson Highway)**
 To rezone from Rural (R) to Limited Residential (A3.3) on property located on the south side of Jefferson Highway, west of Pecue Lane, on Tract A-3-A-1-A and A-3-A-1-B of Jeffaire Commercial Park. Section 57 and 58, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
[Staff Report](#)
16. **CONSENT FOR APPROVAL Case 112-17 Jeffaire Commercial Park (6414 Pecue Lane; 12442, 12544– 12758 Jefferson Highway)**
 To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the south side of Jefferson Highway, and on the west side of Pecue Lane, on Lots 11, 13 thru 20, 21-A, 23-A, 24-A, 26-A, 27, 28, and 34-A-1 of Jeffaire Commercial Park. Section 57 and 58, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
[Staff Report](#)

17. **CONSENT FOR APPROVAL Case 113-17 Lakeland Park (12021 Lakeland Park Boulevard)**
 To rezone from Rural (R) to Light Industrial (M1) on property located on the west of Pecue Lane, south of Jefferson Highway, on Lot A-4 of Lakeland Park. Section 31, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
[Staff Report](#)
18. **CONSENT FOR APPROVAL Case 114-17 Westfork Office Park (11555 Southfork Avenue)**
 To rezone from Rural (R) to Limited Residential (A3.3) on property located on the north side of Southfork Avenue, to the west of Westfork Drive, on Tract C-3 of Westfork Office Park. Section 51 and 79, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
[Staff Report](#)
19. **CONSENT FOR APPROVAL Case 115-17 Westfork Office Park**
 To rezone from Rural (R) to General Office High Rise (GOH) on property to the east and west sides of Southfork Avenue, and on the south side of Southfork Drive, on Lots B-1-A, B-2-A, D, E-1, F-1, F-2, F-3-1, F-3-2, and J of Westfork Office Park. Section 51 and 79, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
[Staff Report](#)
20. **CONSENT FOR APPROVAL Case 116-17 4150 South Sherwood Forest**
 To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the west side of South Sherwood Forest Boulevard, to the south of Lake Sherwood Avenue, on Tract D-2-2-A-2 of the O.C. Harrell Tract. Section 51, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
21. **CONSENT FOR APPROVAL Case 117-17 7474 Corporate Boulevard, Suite 206**
 To rezone from Light Commercial (LC1) to Commercial Alcoholic Beverage (Restaurant) (CAB1) on property located on the south side of Corporate Boulevard, to the west of Jefferson Highway, on a portion of Tract A-1-B-1 of Cedar Lodge Plantation. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)

22. **CONSENT FOR APPROVAL Case 118-17 6401 Bluebonnet Boulevard, Suite 2011**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (CAB1) on property located on the north side of Mall of Louisiana Boulevard, and south of Interstate 10, on a portion of Lot M-L of the Mall of Louisiana. Section 57, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
23. **CONSENT FOR DEFERRAL Case 119-17 7925 Owen Street**
 To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the north side of Owen Street, southwest of Jefferson Highway on Lot 8 of Jefferson Place East Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff cannot certify the requested change of zoning; it is not consistent with the Comprehensive Plan or UDC requirements, creating a condition of spot zoning by authorizing a three zero-lot line homes in the middle of a street, in a community of 21 traditional single family homes, and it would be out of character with the other homes
Deferred to February 19 by the Planning Director
[Application](#) [Staff Report](#)
24. **CONSENT FOR APPROVAL Case 121-17 9150 Bereford Drive and 3488 Partridge Lane**
 To rezone from Single Family Residential (A1) to Two Family Residential (A2.9) on property located to the west side of Partridge Lane, to the north of Bereford Drive, on Tract 3-A-1 of the S.D. Porter Tract and Lot 1 of Partridge Lane Heights Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
25. **CONSENT FOR APPROVAL Case 122-17 2340 Thomas H Delphit Drive**
 To rezone from Limited Residential (A3.1) to Two Family Residential (A2.9) on property located to the west side of Thomas H Delphit Road, at the southwest quadrant of the intersection of Thomas H Delphit Road and East Harding Street, on Lot 70, Block 35 of South Baton Rouge. Section 75, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
26. **ISPUD-5-17 Brentwood Park**
 A proposed low-density single family residential development located on the south side of Old Hammond Highway, to the east of Brentwood Drive, on Lots 8-A of the David Davis Tract and a portion of Lot 12, 13-A-1-A, 13-A-1-B of Country Club Terrace Subdivision. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)

27. **CONSENT FOR DEFERRAL SPUD-3-17 Arless**
 A proposed low-density single family residential development located on the northeast corner of Carter Avenue and Old Hammond Highway, on Lots 1, 2, 3-A, 4-A, 5 of the Day-Hutchinson property, Lots 6 and 7 of the Hutchinson and Day Subdivision, and Tract A of the Fair Day Estates Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
Deferred to February 19 by Councilman Watson
[Application](#)
28. **SPUD-7-06 Artisan Hill, Revision 2**
 A proposed low density single family residential development with townhomes and zero lot line units on property located on the north side of Jefferson Highway and west of Bluebonnet Boulevard, on Lots 1-30, Tract A, and Tract B of the Artisan Hill Subdivision, S.D. Porter Property. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: •Staff recommends approval of the sidewalk location waiver and the alternative pedestrian system that is focused on the open space •Staff certifies that the proposed request is consistent with the Comprehensive Plan, compatible with the surrounding neighborhood, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

29. **CONSENT FOR WITHDRAWAL SS-14-17 J. Burton LeBlanc Property**
 A proposed subdivision on property located on the south side of Phillips Road, east of South Tiger Bend Road, on Tract Z-3-A of the J. Burton LeBlanc Property (Council District 9 - Hudson)
Withdrawn by applicant on January 9, 2018
[Application](#)
30. **CONSENT FOR DEFERRAL SP-28-17 StorageMax Bluebonnet**
 A proposed storage facility over 50,000 square feet, on property located west of Bluebonnet Boulevard, south of Burbank Drive, on Tract Z-3-B-1-A-1-C-A and Tract Z-3-B-1-A-1-C-B of the Gulf Union Property (Council District 3 - Loupe)
Deferred to February 19 by the Planning Director
[Application](#)
31. **SP-29-17 Cypress at Gardere**
 A proposed senior living facility over 50,000 square feet, on property located on the east side of Gardere Lane, north of Burbank Drive, on Tract A-2-A-4-A-1-B of the Bruce Broussard Tract (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN